

\$434,900 - 49 Adina Close, Blackfalds

MLS® #A2144374

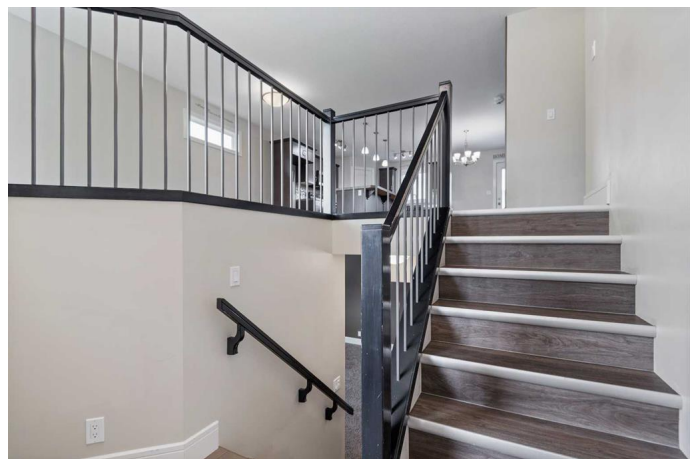
\$434,900

4 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.12 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to 49 Adina Close! Ready for immediate possession, this custom-built Larkun home is in a private family friendly close in Aspen Lakes with local traffic only, mixing convenience and comfort with a very functional floorplan. The oversized double front attached garage is heated and includes built in toolboxes, workbench, epoxy flooring, floor drain, tire racks, and eye-catching metal sheet walls. Step inside the front entrance with stairs leading up to an inviting living room and main floor open concept offering tons of space and great flow into the kitchen and dining room. You'll be impressed with the island, dark cabinets, vinyl plank flooring, corner pantry, newer stainless-steel appliances and all the natural light on the main floor. You'll stay cool and comfortable with the benefits of Central A/C. It's an ideal layout for entertaining family and friends. A front bay window provides the perfect view to keep an eye on the kids while they enjoy the outdoors. Off the dining room space is a door to your two-tiered deck, complete with a gas line and above ground pool. Two good sized bedrooms on the main floor share a 4-piece jack-n-jill bathroom. The primary room has a walk-in closet, while the second bedroom is a good size and offers closet organizers. Downstairs is the perfect sized family room to hang out, host and watch movies in. This space is comfy and enjoyable year-round with the in-floor heat. Two more bedrooms downstairs, one on the front of the house and a huge fourth



bedroom at the back (could be used as primary) of the home with a walk-in closet of its own make the lower level simple, yet functional. Off this downstairs bedroom is direct access to a 4-piece bathroom, with private shower and water closet. A utility room completes the lower level of this impressive custom built Larkaun Home. With 4 great sized bedrooms, located on a family friendly close, two-tiered deck, open concept main floor and a garage that will have the neighbours talking, this the perfect place to call home. Features include: A/C, In floor heat, epoxy flooring in garage, vinyl plank flooring, closet organizers in every room, above ground pool.

Built in 2013

Essential Information

MLS® #	A2144374
Price	\$434,900
Sold Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	49 Adina Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 4th, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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